

Preliminary for Review

MINUTES

STATE BUILDING COMMISSION MEETING

OCTOBER 9, 2008

The State Building Commission met this day at 10:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

10:10 a.m.	Tennessee Wildlife Resources Agency	Director Gary Myers
10:11 a.m.	Military Department	General Max Haston
10:12 a.m.	Department of Correction	Commissioner George Little
10:13 a.m.	Department of Environment and Conservation	Assistant Commissioner Larry Lance
10:14 a.m.	Tennessee State Veterans Home Board	Greg Holmes
10:15 a.m.	Department of Education	Commissioner Tim Webb
10:16 a.m.	University of Tennessee	Dr. John Petersen
10:18 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
10:24 a.m.	Department of Safety	Commissioner Dave Mitchell
10:29 a.m.	Department of Finance and Administration	
10:30 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives
Ron Ramsey, Lieutenant Governor
John G. Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State
Dale Sims, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Dave Goetz, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Mike Fitts, State Architect
Alan Robertson, State Architect's Office
Georgia Martin, State Architect's Office
Charles Harrison, Comptroller's Office
Mark Wood, Secretary of State's Office

Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Jerry Preston, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Cindy Liddell, Bond Finance

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Sandi Thompson, Bond Finance
George Criss, University of Tennessee
Gary Rogers, University of Tennessee
Russ Deaton, THEC
Stephanie Steele, THEC
John Carr, Finance and Administration
Nancy Blevins, Finance and Administration
Mike Morrow, Finance and Administration
Robert Qualey, Real Property Administration
Col. Bill Wenzler, Military Department
Rob Norcross, Looney Ricks Kiss
Greta Dajani, Department of Safety
Mike Boshers, Department of Safety
Deborah Boshears Davis, Department of Education
Anne Martin, Real Property Administration
Bill Finney, Real Property Administration
Bob Bumbalough, Department of Safety
George Hyfantis, QE2
Linda Wynn, TN Historical Commission
Reggie Farris, Hannah & Associates
Hank Dye, University of Tennessee
Dottie Hagood, Real Property Administration

Speaker Naifeh called the meeting to order at 10:10 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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TENNESSEE WILDLIFE RESOURCES AGENCY

10:10 a.m.

Director Gary Myers requested action on the following matter.

REGION 2 – FLINTVILLE FISH HATCHERY, LINCOLN COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Electrical Upgrades** at the Flintville Fish Hatchery, Lincoln County, and the selection of Parsons Engineering Inc. to design and supervise the project.

Estimated Project Cost: \$118,000.00

SBC Project No. 220/018-02-2008

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MILITARY DEPARTMENT

10:11 a.m.

General Max Haston requested action on the following matter.

DICKSON READINESS CENTER, DICKSON COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$280,000.00 to \$299,822.00 (\$19,822.00 increase) for **Energy Savings Project** at Dickson Readiness Center, Dickson County, Tennessee.

Revised Estimated Project Cost: **\$299,822.00**
SBC Project No. 361/000-03-2005

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DEPARTMENT OF CORRECTION

10:12 a.m.

Commissioner George Little requested action on the following matter.

NORTHWEST CORRECTIONAL COMPLEX, LAKE COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$5,000,000.00 to \$5,029,900.00 (\$29,900.00 increase) for **Reroof Various Buildings** at Northwest Correctional Complex, Tiptonville, Tennessee.

Revised Estimated Project Cost: **\$5,029,900.00**
SBC Project No. *142/016-02-2005*

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

10:13 a.m.

Assistant Commissioner Larry Lance requested action on the following matters.

FALL CREEK FALLS STATE PARK, VAN BUREN COUNTY, TENNESSEE

- 1) Approved a request to program and fully plan a project for **Fisherman Cabins Improvements** at Fall Creek Falls State Park, Van Buren County, and the selection of Archistructures, Inc. to program and plan the project.

Estimated Project Cost: \$1,150,000.00
Estimated Programming & Planning Cost: \$ 100,000.00
SBC Project No. 126/036-01-2008

CARTER HOUSE, WILLIAMSON COUNTY, TENNESSEE

- 1) Approved a request to utilize the Direct Order Contract for emergency roof replacement and repair on a project for **Visitor Center** at Carter House, Franklin, Tennessee.

Estimated Project Cost: \$1,250,000.00
SBC Project No. 160/008-01-2006

WEST TENNESSEE RIVER BASIN AUTHORITY

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$750,000.00 to \$1,075,000.00 (\$325,000.00 increase), and approval to extend the contract for **Engineering Services** for one year for the West Tennessee River Basin Authority.

Revised Estimated Project Cost: \$1,075,000.00
SBC Project No. 128/020-01-2004

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TENNESSEE STATE VETERANS HOME BOARD

10:14 a.m.

Greg Holmes requested action on the following matters.

MIDDLE TENNESSEE STATE VETERANS HOME, RUTHERFORD COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding from \$1,631,950.00 to \$1,642,370.46 (\$10,420.26 increase) for **Renovation & Repairs** at the Middle Tennessee State Veterans Home, Murfreesboro, Tennessee.

Revised Estimated Project Cost: \$ 1,642,370.46
SBC Project No. 680/000-01-2005

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$3,476,000.00 to \$3,465,579.55 (\$10,420.45 decrease) for **Addition & Renovation** at the Middle Tennessee State Veterans Home, Murfreesboro, Tennessee.

Revised Estimated Project Cost: \$ 3,465,579.55
SBC Project No. 680/000-02-2003

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DEPARTMENT OF EDUCATION

10:15 a.m.

Commissioner Tim Webb requested action on the following matter.

TENNESSEE SCHOOL FOR THE BLIND, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope to include enclosed courtyard at Building 1B, and approval to use Best Value Option 1 as an alternative delivery method for **Campus Improvements** at Tennessee School for the Blind, Nashville, Tennessee.

Estimated Project Cost: \$2,524,200.00
SBC Project No. 168/005-03-2007

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UNIVERSITY OF TENNESSEE

10:16 a.m.

Dr. John Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE

- 1) Dr. Petersen presented a request for approval of a revision in funding and acknowledgment of the source of funding from \$25,399,800.00 to \$28,399,800.00 (\$3,000,000.00 increase) for **Regional Biocontainment Laboratory** at the University of Tennessee Health Science Center, Memphis, Tennessee. He stated that this was a line-item in the FY 08/09 budget and that the funds will provide moveable and scientific equipment for the facility. Comptroller Morgan commented that, given this is for equipment, a portion of these bonds may have to be crafted differently. Dr. Petersen's request was then approved as presented.

Revised Estimated Project Cost: \$28,399,800.00
SBC Project No. 540/013-09-2004

- 2) Dr. Petersen presented a request for approval of a revision in funding from \$500,000.00 to \$1,350,000.00 (\$850,000.00 increase) for **Food Service Renovations** at the University of Tennessee Health Science Center, Memphis, Tennessee. He stated that, in the event that food service revenue is insufficient to cover the capital improvement expense, Auxiliary/Institutional funds would be used for the shortfall. Treasurer Sims stated that there was concern in terms of Auxiliary and other funds being used for this project. He said, in time, when they determine what vendor funds will not cover, that they will need to come back and get the Auxiliary funds approved. Dr. Petersen commented that they can give the Commission updated reports as they go forward with the project. The request was then approved as presented.

Revised Estimated Project Cost: \$1,350,000.00
SBC Project No. 540/013-01-2008

DISCUSSION OF BIDS

- 1) **University of Tennessee Knoxville**
(Thompson Boling Arena Improvements – East End)
SBC Project No. 540/009-22-2005
Bid date: 10-02-08
SBC Action: No action required; to be rebid

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TENNESSEE BOARD OF REGENTS

10:18 a.m.

Chancellor Charles Manning requested action on the following matters.

Statewide

- 1) Approved a request for a revision in estimated project cost and funding from \$246,910.30 to \$272,352.46 (a \$25,442.16 increase) and acknowledgment of source of funding of the project for **Mechanical System Updates** Statewide.

Revised Estimated Project Cost: \$ 272,352.46
SBC Project No. 166/000-02-2006

Austin Peay State University, Clarksville, Tennessee

- 1) Referred to the Subcommittee, with authority to act, a request for authorization to award a General Contractor contract for the project of **Archwood Exterior Renovations** at Austin Peay State University in Clarksville, Tennessee, based upon Best Value Option 3.

Estimated Project Cost: \$450,000.00
SBC Project No. 166/003-04-2007

East Tennessee State University, Johnson City, Tennessee

- 1) Approved a request for a revision in estimated project cost from \$623,823.25 to \$863,823.25 (a \$240,000.00 increase) and acknowledgment of source of funding for **CoM Building 119 HVAC Repairs** at East Tennessee State University in Johnson City, and authorization to award a construction contract to Nor-Well Company, Inc. in the amount of \$711,000.00 based upon the Base Bid and three alternates received September 24, 2008.

Revised Estimated Project Cost: \$863,823.25
SBC Project No. 166/005-03-2007

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved a request to cancel a project for **Information Technology Building Programming** at Middle Tennessee State University in Murfreesboro, Tennessee.

Estimated Project Cost: \$ 8,000,000.00
Estimated Programming Cost: \$ 250,000.00
SBC Project No. 166/009-06-2005

- 2) Chancellor Manning presented a request for approval of a revision in estimated project cost from \$1,650,000.00 to \$6,000,000.00 (a \$4,350,000.00 increase), and authorization to fully plan a project for **Dairy Farm Improvements** at Middle Tennessee State University in Murfreesboro, Tennessee. Comptroller Morgan stated that this is the third project that has been presented where it is assumed that payment will be funded from the sale proceeds. He said refunding the outstanding debt would be first. After discussion, the request was approved as presented.

Revised Estimated Project Cost:	\$6,000,000.00
Remaining Unfunded	4,350,000.00
SBC Project No.	166/009-06-2006

- 3) Approved a request for a revision in scope, estimated project cost and funding from \$78,000,000.00 to \$74,630,000.00 (a \$3,370,000.00 decrease), and acknowledgment of source of funding for **New Student Union** at Middle Tennessee State University in Murfreesboro, Tennessee.

Revised Estimated Project Cost:	\$74,630,000.00
SBC Project No.	166/009-05-2005

- 4) Chancellor Manning presented a request for approval of a revision in estimated project cost from \$131,820,000.00 to \$133,690,000.00 (a \$1,870,000.00 increase), and approval of a revision in funding from \$18,070,000.00 to \$19,940,000.00 (a \$1,870,000.00 increase), and acknowledgment of source of funding for **Science Facilities Improvements** at Middle Tennessee State University in Murfreesboro, Tennessee. Comptroller Morgan said he wanted to make it clear that the student fees allocated to the Science Facility really related to the support of the Student Union, and that these fees were being spent for a student center rather than for academics. After discussion, the request was approved as presented.

Revised Estimated Project Cost:	\$133,690,000.00
Remainder un-funded	\$113,750,000.00
SBC Project No.	166/009-09-2006

Tennessee State University, Nashville, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$1,750,000.00 to \$1,790,000.00 (a \$40,000.00 increase) and acknowledgement of source of funding for **Housing Fire Safety Upgrades** at Tennessee State University in Nashville, Tennessee.

Revised Estimated Project Cost:	\$ 1,790,000.00
SBC Project No.	166/001-04-2006

Tennessee Technological University, Cookeville, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$1,120,000.00 to \$1,209,400.00 (an \$89,400.00 increase), and acknowledgment of source of funding for **Campus-wide Elevator Update** at Tennessee Technological University in Cookeville, Tennessee.

Revised Estimated Project Cost: \$1,209,400.00
SBC Project No. 166/011-01-2007

Chattanooga State Technical Community College, Chattanooga, Tennessee

- 1) Approved a project and acknowledgment of source of funding for **Athletic Fields Upgrade** at Chattanooga State Technical Community College in Chattanooga, and selection of TWH Architects to design and supervise the project.

Estimated Project Cost: \$1,890,000.00
SBC Project No. 166/012-04-2008

Cleveland State Community College, Cleveland, Tennessee

- 1) Approved a request for acceptance of a gift-in-place construction project for **Business Incubator Facility** at Cleveland State Community College in Cleveland, Tennessee.

Estimated Project Cost: \$1,250,000.00
SBC Project No. 166/013-03-2008

Northeast State Technical Community College, Blountville, Tennessee

- 1) Approved a project and acknowledgment of source of funding for **North Parking Lot Construction** at Northeast State Technical Community College in Blountville, Tennessee, and selection of Shaw & Shanks Architects to design and supervise the project.

Estimated Project Cost: \$260,000.00
SBC Project No. 166/038-03-2008

Volunteer State Community College, Gallatin, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$520,000.00 to \$610,000.00 (an \$90,000.00 increase), and acknowledgment of source of funding for **Parking & Sidewalk Repair/Replacement** at Volunteer State Community College in Gallatin, Tennessee.

Revised Estimated Project Cost:	\$610,000.00
SBC Project No.	166/025-01-2007

Discussion of Bids

- 1) **Columbia State Community College, Columbia, Tennessee**
(Yates Center Bookstore Construction)
SBC Project No. 166/015-01-2007
Bid date: 10-08-2008
SBC Action: Referred to Subcommittee with authority to act

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DEPARTMENT OF SAFETY

10:24 a.m.

Commissioner Dave Mitchell requested action on the following matters.

DRIVERS LICENSE TESTING STATION, SHELBY COUNTY, TENNESSEE

- 1) Approved the Early Design Phase of a project for **Driver License Testing Station** at Whitehaven, Tennessee, as presented by Looney Ricks Kiss Architects.

Estimated Project Cost: \$4,501,000.00
SBC Project No. 502/019-01-2006

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DEPARTMENT OF FINANCE AND ADMINISTRATION

10:29 a.m.

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$7,000,000.00 to \$10,000,000.00 (\$3,000,000.00 increase) for **Direct Order Contract** statewide.

Revised Estimated Project Cost: **\$10,000,000.00**
SBC Project No. *529/000-02-2005*

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on September 11, 2008.

**REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED
10% OF BASE CONTRACT AMOUNT**

- 1) **Mountain View YDC**
(Window Replacement)
Change Order No. 2
Change Order Amount: \$32,330.00
Change Order Percent: 12.82
Cumulative Percent 12.82
SBC Project No. 144/013-02-2006
- 2) **Middle Tennessee State University**
(Monohan and Lyon Housing Renovations)
Change Order No. 2
Change Order Amount: \$9,165.45
Change Order Percent: 5.64
Cumulative Percent 13.38
SBC Project No. 166/009-08-2004
- 3) **Middle Tennessee State University**
(Monohan and Lyon Housing Renovations)
Change Order No. 3
Change Order Amount: \$766.01
Change Order Percent: 0.47
Cumulative Percent 13.86
SBC Project No. 166/009-08-2004
- 4) **Tennessee Technological University**
(Science, Technology, Engineering and Math Center)
Change Order No. 1
Change Order Amount: \$75,000.00
Change Order Percent: 44.25
Cumulative Percent 44.25
SBC Project No. 166/011-01-2005
- 5) **Tennessee Technology Center at Livingston**
(HVAC, Compressor, Window Repl., Parking Lot Repaving)
Change Order No. 1
Change Order Amount: \$23,700.00
Change Order Percent: 57.81
Cumulative Percent 57.81
SBC Project No. 166/062-01-2007

Approval to adjust the base.

- 6) **Tennessee School for the Deaf**
(Old Gym Update)
Change Order No. 4 & 5
Change Order Amount: \$1,973.00 & \$105,829.00
Change Order Percent: .06 & 3.34
Cumulative Percent 18.47 & 21.81
SBC Project No. 168/007-01-2003
- 7) **Tennessee School for the Deaf**
(Fire Alarm System Replacement)
Change Order No. 1
Change Order Amount: \$78,981.00
Change Order Percent: 44.28
Cumulative Percent 44.28
SBC Project No. 168/007-04-2004
- 8) **Andrew Johnson Tower**
(Server Room)
Change Order No. 2
Change Order Amount: \$12,332.50
Change Order Percent: 8.81
Cumulative Percent 20.36
SBC Project No. 529/078-01-2007
- 9) **University of Tennessee Chattanooga**
(Doctor's Building Repairs)
Change Order No. 2
Change Order Amount: \$3,000.00
Change Order Percent: 1.8
Cumulative Percent 10.6
SBC Project No. 540/005-04-2006
- 10) **University of Tennessee Knoxville**
(Hess Hall – Phase 2)
Change Order No. 2
Change Order Amount: \$383,201.00
Change Order Percent: 14.8
Cumulative Percent 15.01
SBC Project No. 540/009-03-2004
- 11) **University of Tennessee Knoxville**
(Glocker Building Renovation & Addition)
Change Order No. 10
Change Order Amount: \$566,730.00
Change Order Percent: 1.7
Cumulative Percent 10.7
SBC Project No. 540/009-02-2001

- 12) **University of Tennessee Knoxville**
(Baseball Stadium Renovation & Additions)
Change Order No. 5 & 6
Change Order Amount: \$72,148.00; \$53,778.00
Change Order Percent: 1.9; 1.4
Cumulative Percent 11.6; 13.0
SBC Project No. 540/009-23-2004
- 13) **University of Tennessee Knoxville**
(Baker Center)
Change Order No. 15
Change Order Amount: \$131,320.00
Change Order Percent: 1.0
Cumulative Percent 10.2
SBC Project No. 540/009-08-2003
- 14) **University of Tennessee Knoxville**
(Elevator Upgrades – White Avenue Bldg)
Change Order No. 1
Change Order Amount: \$146,462.00
Change Order Percent: 19.1
Cumulative Percent 19.1
SBC Project No. 540/009-07-2004
- 15) **University of Tennessee Martin**
(Elam Center HVAC Improvements)
Change Order No. 3
Change Order Amount: \$88,370.36
Change Order Percent: 5.4
Cumulative Percent 13.4
SBC Project No. 540/011-03-2005
- 16) **University of Tennessee Martin**
(Business Admin Improvements)
Change Order No. 2
Change Order Amount: \$149,153.00
Change Order Percent: 6.1
Cumulative Percent 12.5
SBC Project No. 540/011-04-2004

SUB-COMMITTEE REPORT

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on August 25, 2008.

ESIGNER SELECTION LIST

Approved the following designer selections as recommended.

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| 1) Flintville Fish Hatcher – Lincoln County
(Electrical Upgrades)
Estimated Project Cost: \$118,000.00
SBC Project No. 220/018-02-2008
Designer: PARSONS ENGINEERING INC | 4) Northeast State Technical Community College
(North Parking Lot Construction)
Estimated Project Cost: \$260,000.00
SBC Project No. 166/038-03-2008
Designer: SHAW & SHANKS ARCHITECTS |
| 2) Fall Creek Falls State Park
(Fisherman Cabins Improvements)
Estimated Project Cost: \$1,150,000.00
Estimated Programming/ \$ 100,000.00
Planning Cost:
SBC Project No. 126/036-01-2008
Designer: ARCHISTRUCTURES INC | 5) East Tennessee State University
(Fossil Site visitor Center – Phase 2)
Estimated Project Cost: \$
SBC Project No. 166/005-10-2002
Designer: Rescind selection of original
designer and select BEESON
LUSK STREET |
| 3) Chattanooga State Tech Community College
(Athletic Fields Upgrade)
Estimated Project Cost: \$1,890,000.00
SBC Project No. 166/012-04-2008
Designer: TWH ARCHITECTS | 6) Austin Peay State University
(McCord Building Renovation)
Estimated Project Cost: \$8,455,168.94
SBC Project No. 166/003-01-2000
Designer: Rescind selection of original
designer and select CLARK &
ASSOCIATES |

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There being no further business, the meeting adjourned at 10:30 a.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration